BOX 10-B

BILL GARRETT, Davidson County
Trans:T20170077338 DEEDWARR
Recvd: 09/05/17 10:22 2 pgs
Fees:13.00 Taxes:1139.60
20170905-0090820

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00

Carl James Gatti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST OF SEPTEMBER, 2017.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARL JAMES GATTI	**MOVEMENT MORTGAGE, LLC**	**105-11-0-029.00**
(NAME)	(NAME)	
153 RAINS AVE.	**8024 CALVIN HALL RD.**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37203	**INDIAN LAND, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ELYSE BADEWITZ, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARL JAMES GATTI, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the South one-half of Lot No. 2 on the Map of John P. Williams Addition, as of record in Book 161, Page 70, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 50 feet on the Westerly side of Rains Avenue and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to ELYSE BADEWITZ, UNMARRIED, by deed from WAYNE GERALD LIGON AND WIFE, JENANN LIGON, of record in Instrument No. 20150504-0040040, dated May 1, 2015, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Book 161, page 70; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4040, page 980; any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **153 RAINS AVE., NASHVILLE, TN 37203**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of September, 2017.

ELYSE BADEWITZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elyse Badewitz,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of September, 2017.

My commission expires: **November 5, 2018**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON